

**Springfield, 37 Harsfold Road,
Rustington, BN16 2QE
£775,000 (Freehold)**

Glyn-Jones



Tenure: Freehold

Energy Efficient Rating: D

Council Tax Band: F



We are thrilled to present this charming, 'mock Tudor' style, detached house to the market, pleasantly situated along one of Rustington's most respected roads, within close proximity to the seafront.

Upon entering the property via its striking archway, you are welcomed by a spacious hallway, with stairs to the first floor, as well as access to; a full length and dual aspect living room encompassing a feature fireplace; separate dining room; an impressive modern fitted kitchen/breakfast room with central 'island' unit and range of integrated appliances; and a contemporary shower room. There is also a small sun room off the living room overlooking the rear garden.

On the first floor, a sizeable galleried landing provides the approach to four double bedrooms and a super family bathroom with white suite and good range of built-in storage.

The well-enclosed rear garden is a further attribute; measuring approximately 50ft x 45ft, and being mainly laid to lawn, with a surrounding well-stocked border, in addition to an extensive 'L' shaped patio/pathway that adjoins a 'square' shaped sandstone patio, with timber gazebo over. Side access is also offered into a detached garage with power.

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At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Rustington Office
01903 770095
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To the front, there is a 'carriage' style driveway that extends to one side of the house and leads to the aforementioned garage, enabling ample off-road parking.

Added benefits include; gas central heating; 'Georgian' style double glazing; stylish floor coverings throughout; and a considerable loft space with fitted ladder access.

Harsfold Road is located approximately 1-mile south of Rustington's comprehensive village centre, allowing easy access to many of the village's important amenities. Picturesque Mewsbrook Park, along with Littlehampton Wave leisure centre, are found within 0.25-miles, and a frequent local bus services also operates along the road. Two mainline railway stations - Angmering & Littlehampton - can be found within a 2.5-mile radius.



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